

# \$499,900 - 1301, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2235212

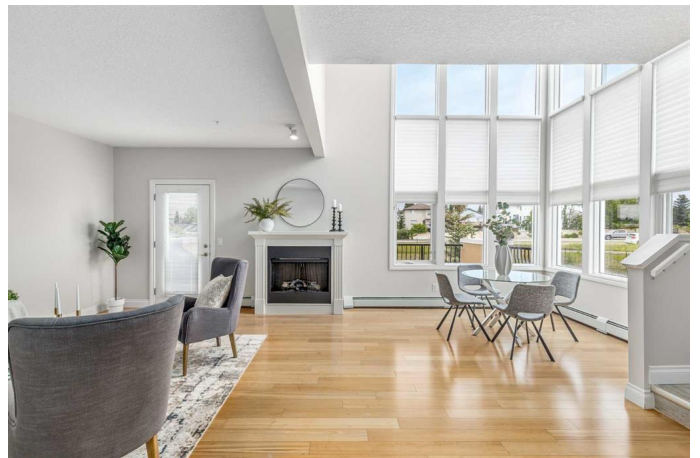
**\$499,900**

1 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

"HUGE NEWS" - Owner is offering to pay YOUR Condo Fees until end Of December 2025. STUNNING Top Floor Suite offering 1483 sq ft of Living space! You will know Luxury living with soaring 24 - foot ceilings and an abundance of Natural light from the Large Windows. Main floor features a Chefs dream Kitchen with Granite counters and Tons of room for the cooks in the house. Eating bar for your breakfast or Lunch, Table for the Dinner is reserved for you, your partner and guests. You will be entertaining lots in this Lovely space. Great Room features a Gorgeous FIREPLACE and lots of room for your furniture here. Sectional Couch - no problem! The spacious layout includes a beautiful Loft Area that can serve as a den or office, Perfect for remote work or relaxation. The primary bedroom offers a serene retreat with a lavish 5 pc en-suite bathroom. designed for ultimate comfort. Huge DECK to enjoy your morning COFFEE while watching the Sunrise. Complex offers Guest Suites for this out of town visitors, Bike Storage, Meeting Rooms and Access to Tuscany Owner Club. The Pet Friendly building, also features a dog park nearby, making it an ideal location for pet owners. Situated just minutes away from the LRT, Hospitals, Downtown Calgary and of course the ROCKY MOUNTAINS. The complex is very well managed and the Condo Board is Exceptional. DID I MENTION NEW PAINT??



Built in 2009

## Essential Information

MLS® #	A2235212
Price	\$499,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,483
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	1301, 10221 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A8

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Recreation Facilities, Secured Parking, Storage, Visitor Parking, Guest Suite, Recreation Room, Snow Removal, Trash
Parking Spaces	1
Parking	Titled, Heated Garage, Stall, Underground

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Granite Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Garburator, Stove(s)
Heating	Natural Gas, Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Many Trees, No Neighbours Behind, See Remarks
Roof	Clay Tile
Construction	Brick, Wood Frame, Aluminum Siding, Asbestos, See Remarks, Stucco

## Additional Information

Date Listed	June 27th, 2025
Days on Market	72
Zoning	M-C! d75
HOA Fees	231
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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